

1. THIS PURPOSE OF THIS SPECIFIC PLAN IS TO PERMIT A GENERAL OFFICE USE AND A SINGLE FAMILY RESIDENCE.
2. ALL BUILDING SETBACKS ARE ESTABLISHED BY THIS SPECIFIC PLAN.
3. THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE SEARCH MAY REVEAL.
4. THE SUBJECT PROPERTY IS CURRENTLY IDENTIFIED ON HARRISON COUNTY TAX MAP NO. 61-11 AS PARCEL 156.
5. BEARINGS BASED ON THE SOUTH LINE OF THE GEORGE T. SWINT, SR., ET AL PROPERTY OF RECORD IN BOOK 8261, PAGE 797.

1. THIS PURPOSE IS THIS SPECIFIC PLAN IS TO PERMIT A GENERAL PURPOSE OF THE METROPOLITAN AREA AND A SINGLE FAMILY RESIDENCE.
2. ALL BUILDING SETBACKS ARE ESTABLISHED BY THIS SPECIFIC PLAN.
3. THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE SEARCH MAY REVEAL.
4. THE SUBJECT PROPERTY IS CURRENTLY IDENTIFIED ON DAVIDSON COUNTY TAX MAP NO. 61-11 AS PARCEL 156.
5. DRAWINGS BASED ON: THE SOUTH LINE OF THE GEORGE T. SWINT, SR., ET AL PROPERTY OF RECORD IN BOOK 8261, PAGE 797.
6. THIS DRAWING WAS PREPARED IN ACCORDANCE WITH OUR FIELD SURVEY NOTES. IT SHOWS IMPROVEMENTS AS THEY EXIST TO THE BEST OF OUR KNOWLEDGE, BUT IS NOT GUARANTEED TO BE CORRECT IN EACH AND EVERY DETAIL. THE FIELD SURVEY WAS PERFORMED ON SEPTEMBER 30, 2009.
7. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.
8. INFORMATION CONCERNING SITE UTILITY SERVICES AND APPURTENANCES SHOWN HEREON IS BASED ON VISIBLE EVIDENCE NOTED DURING THE SURVEY. INFORMATION AND LOCATION OF SERVICE LINES ON SITE SHOULD BE CONSIDERED APPROXIMATE AND THERE MAY BE UNDERGROUND UTILITY LINES THAT ARE NOT SHOWN ON THE SURVEY. OWNER(S) AND CONTRACTOR(S) SHOULD ASSUME RESPONSIBILITY OF LOCATING ALL UNDERGROUND UTILITY SERVICE LINES PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION TO AVOID HAZARD OF LINES AND EXPENSE.
9. SOURCE OF TITLE: BEING THE SAME PROPERTY CONVEYED TO RUSSELL JOHNS BY QUILTAM DEED FROM WILLIAM JOSEPH EVANS, OF RECORD IN BOOK 10841, PAGE 912, IN THE REGISTER'S RECORD FOR DAVIDSON COUNTY, TENNESSEE.
10. ALL DISTANCES PERTAINING TO THE PROPERTY BOUNDARIES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE AND PRESSURE.
11. BY GRAPHICAL DETERMINATION, THIS PROPERTY IS IN ZONE "X" AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP NO. 47037C0226 F, DATED APRIL 30, 2001.
12. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY, IF ANY, NAMED ON THE CERTIFICATION HEREON. SAID CERTIFICATE DOES NOT EXPRESS EXTEND TO ANY UNNAMED PERSON WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
13. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
14. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH CURRENT WATER MANAGEMENT ORDINANCE NO. 78-840, AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
15. PER MR. WILLIAM EVANS, THE OFFICE AREA IS 8' X 8' = 64 SQUARE FEET.
16. PRIOR TO ANY NEW USE AND OCCUPANCY PERMITS, AN EASEMENT FOR INGRESS AND EGRESS SHALL BE PROVIDED ON LOT 23, MAP (61-11), PARCEL (157).
- POINT OF BEGINNING**
- LOT 24
MAP 61-11 PARCEL 155
RODNEY CASSELL
INSTR. #20050823-0100329
- EXIST. EVERGREEN SHRUBS
EXIST. IR(N)
EXIST. C.L. FENCE
EXIST. 8' HIGH METAL FENCE
EXIST. BUILDING HEIGHT TOP CENTER OF CANOPY
20' SANITARY SEWER ESMT. BOOK 4316, PAGE 37
IR(N)
EXIST. ROOF OVERHANG
- 1/2"=60'
N 66°59'19" W 199.21' REFERENCE THE
PROPOSED LANDSCAPING
LOT 25
LOT 26
N 21°23'37" E 103.58'
EXIST. DRIVEWAY
METAL STAFF
AGRICULTURAL CONCERN
EXIST. DRIVEWAY
EXIST. DRIVEWAY










THE ITEMS LISTED BELOW INDICATE EVIDENCE OF USE OR POSSESSION THAT IS NOT CONSISTENT WITH DEED DESCRIPTIONS. THE LOCATIONS ARE SHOWN ON THE MAP AND ARE DESIGNATED WITH THE CORRESPONDING ITEM LETTER.

- A POINT OF EXIST. WALL APPROX. 4.2' NORTH OF PROPERTY LINE. (RETAINING KNEE WALL)
- B POINT OF EXIST. WALL APPROX. 2.7' NORTH AND 3.4' EAST OF PROPERTY LINE. (RETAINING KNEE WALL)
- C POINT OF WALL APPROX. 1.6' EAST OF PROPERTY LINE.
- D POINT OF WALL APPROX. 0.2' WEST OF PROPERTY LINE.

TENNESSEE ONE CALL
 IN
 TENNESSEE
 CALL
 1-800-351-1111

THREE WORKING DAYS BEFORE YOU DIG
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THIS SURVEY IS APPROXIMATE AND POSSIBLY INCOMPLETE, THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

- IR(0) Iron Rod Found
- IR(N) Iron Rod Set
- IP(0) Iron Pipe Found
- NAIL(N) Masonry Nail Set with Tag
- F.P. Fence Post
- CM(0) Concrete Monument Found
- PK(0) PK Nail Found
- OPK(N) PK Nail Set
- R.R.S.F. Railroad Spike Found
- R.R.S.S. Railroad Spike Set

-  Well
-  Water Spigot
-  Fire Hydrant
-  Water Meter
-  Water Valve
-  Water Reducer
-  Clean Out
-  Sanitary Sewer Manhole
-  Storm Sewer Manhole



- | | | | |
|---|-------------------|---|------------------|
| ⊕ | Telephone Pole | ⊕ | Bollard |
| ⊕ | Electric Riser | ⊕ | Power Pole |
| ⊕ | Telephone Riser | ⊕ | Guy Pole |
| ⊕ | Cable Manhole | ⊕ | Guy Wire |
| ⊕ | Electric Manhole | ⊕ | Gas Meter |
| ⊕ | Telephone Manhole | ⊕ | Gas Valve |
| ⊕ | Water Manhole | ⊕ | Light Pole |
| ⊕ | Electric Meter | ⊕ | Metal Light Pole |
| ⊕ | Cable Riser | ⊕ | Combustion |

- | | |
|--------------|-------------------------|
| ---- | Adjoining Property Line |
| ===== | Subject Property Line |
| ---- | Easement Line |
| ---- | Building Setback Line |
| ---- | Centerline |
| ---- | Edge of Pavement |
| -----X----- | Edge of Gravel |
| ----- | Fence Line |
| -----G----- | Gas Line |
| -----SA----- | Sanitary Sewer Line |
| -----W----- | Water Line |

- OH --- Overhead Utility Line
 --- OHC --- Overhead Cable Line
 --- OHE --- Overhead Electric Line
 --- OHT --- Overhead Telephone Line
 --- UG --- Underground Utility Line
 --- UGC --- Underground Cable Line
 --- UGE --- Underground Electric Line
 --- UGT --- Underground Telephone Line
 --- FM --- Forced Main Line
 --- ST --- Storm Sewer Line

BEING THE WESTERLY 60 FEET OF LOT 23 ON THE MAP OF GEORGE BURRUS SUBDIVISION OF LOT 81 OF THE MAPLEWOOD HOME TRACT, OF RECORD IN BOOK 421, PAGE 178, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.


PARKING SPACE DIMENSIONS
SSS = STANDARD SIZE SPACE

17.0'		SSS-3
SSS-1		SSS-4
 LANDSCAPE AREA		
SSS-2		

PARKING SPACE TABULATIONS
TOTAL PARKING SPACES = 4

CERTIFICATE OF ACCURACY

TO RUSSELL JOHNS AND WILLIAM JOSEPH EVANS: I
HEREBY CERTIFY THAT THIS IS A CATEGORY "1" SURVEY
AND THE RATIO OF PRECISION OF THE UNADJUSTED
SURVEY IS BETTER THAN 1:10,000.


JAMES M. OVERFELT, R.L.S. #1634
REGISTERED LAND SURVEYOR

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 60 FEET OF LOT 23 ON THE MAP OF GEORGE BURRUS SUBDIVISION OF LOT 81 OF THE MAPLE WOOD HOME TRACT, OF RECORD IN BOOK 421, PAGE 178, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FURTHER DESCRIBED ACCORDING TO A SURVEY BY JAMES M. OVERFELT, TENNESSEE LICENSE NUMBER 1634, DATED OCTOBER 7, 2009, PROJECT NUMBER 9061, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

UNLESS MENTIONED OTHERWISE, A NEW IRON ROD IS A ONE-HALF INCH DIAMETER REBAR WITH A ORANGE PLASTIC CAP ATOP STAMPED "N 1634 KY 3196". THE BEARINGS ARE BASED ON THE SAME NORTH MERIDIAN AS THE SOUTH LINE OF THE GEORGE T. SWINT, SR., ET AL, PROPERTY OF RECORD IN BOOK 8261, PAGE 797.

BEGINNING AT A NEW IRON ROD ON THE SOUTH RIGHT-OF-WAY MARGIN OF VIRGINIA AVENUE, SAID IRON ROD BEING 20 FEET FROM THE CENTER LINE OF PAVEMENT, SAME BEING A COMMON CORNER OF LOT 24 AND LOT 23 OF SAID GEORGE BURRUS SUBDIVISION:

THENCE, WITH SAID RIGHT-OF-WAY MARGIN SOUTH 66 DEGREES 59 MINUTES 19 SECONDS EAST, 60.00 FEET TO A NEW NAIL BEING A CORNER OF EDWARD A. ALTRICHTER, ET UX, OF RECORD IN DEED BOOK 3406, PAGE 329;

THENCE, LEAVING SAID RIGHT-OF-WAY MARGIN SOUTH 21 DEGREES 28 MINUTES 03 SECONDS WEST, 102.02 FEET TO A NEW IRON ROD ON THE NORTH LINE OF LOT 22:

THENCE, WITH LOT 22 NORTH 68 DEGREES 33 MINUTES 03 SECONDS WEST, 60.00 FEET TO A NEW IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 22 ON THE EASTERLY LINE OF LOT 24;

THENCE, WITH LOT 24 NORTH 21 DEGREES 23 MINUTES 27 SECONDS EAST, 103.58 FEET TO THE **POINT OF BEGINNING** CONTAINING 6,167 SQUARE FEET OR 0.14 ACRE.

BEING THE SAME PROPERTY CONVEYED TO RUSSELL JOHNS BY DEED
FROM WILLIAM JOSEPH EVANS, OF RECORD IN BOOK 10841, PAGE
912, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE AFORESAID PROPERTY IS SUBJECT TO AN EASEMENT FOR
SANITARY SEWERS AND/OR STORM DRAINAGE IN FAVOR OF
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,
TENNESSEE, ITS SUCCESSORS AND ASSIGNS OF RECORD IN BOOK
4316, PAGE 37, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,
TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1022 VIRGINIA AVENUE,
NASHVILLE, TENNESSEE 37216.

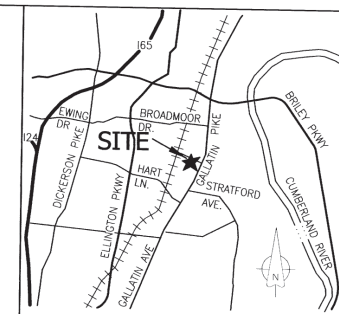
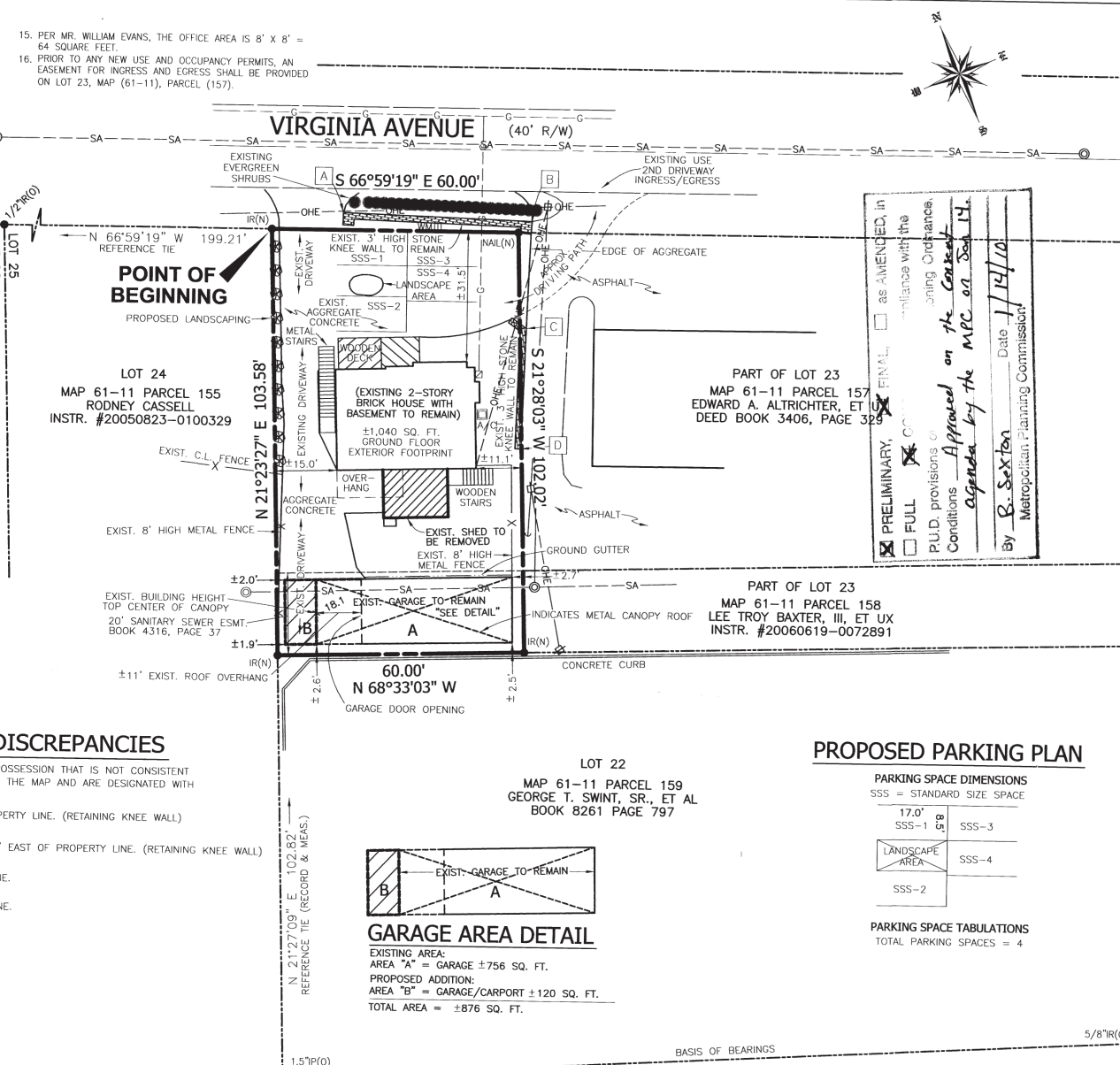
2010 2009SP-034-001

PREPARED BY:

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PREPARED FOR: WILLIAM JOSEPH EVANS
1022 VIRGINIA AVENUE
NASHVILLE, TENNESSEE 37216
(615) 429-8700

DATE: DECEMBER 23, 2009	PROJECT NO. 9061
SCALE: 1" = 20'	SHEET 1 of 1



LOCATION MAP